

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 25, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES

Council was advised that Mr. Stanley Victor Smith, a Freeman of the City, had passed away recently. Mr. Smith was a former member of the Park Board, Town Planning Commission and was particularly active in local amateur sports. The Freedom of the City was granted to Mr. Smith for his contribution as General Chairman of the British Empire Games Society in 1954.

MOVED by Ald. Bird,
SECONDED by Ald. Volrich,

THAT a letter of condolences be sent to the family of the late Stanley Victor Smith, Freeman of the City.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,

THAT the Minutes of the Special Council Meeting (Public Hearing) of March 13, 1975, be adopted, after inserting the word 'approximately' before the words '60 days' in the motion contained in Clause 1;

FURTHER THAT the record of those present and absent be amended to show Alderman Cowie included in those present and Alderman Boyce included in those absent.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council Meeting of March 18, 1975, with the exception of the 'In Camera' portion, be adopted after amending the result of the vote re the Kitsilano RM-3A Survey resolution (page 13) to show that Aldermen Bird, Kennedy, Rankin and Sweeney opposed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,

THAT the Council recess and reconvene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council reconvened in regular session at 2:05 p.m. with the same members present, following the Special Council respecting local improvements.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,

THAT the Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following Unfinished Business matters were deferred
pending the hearing of delegations later this day:

1. 1975 Cultural Grants - Appeals
2. 1975 Civic Grants - Appeals.

COMMUNICATIONS OR PETITIONS

1. Appointment of Civic Chaplain

MOVED by Ald. Boyce,

THAT in accordance with the recommendation of the Mayor in
his memorandum dated March 21, 1975, Father Demetrios Partsafas
of St. George's Greek Orthodox Church be appointed Civic Chaplain
for the months of April, May and June, 1975.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS

- A. MANAGER'S GENERAL REPORT
MARCH 21, 1975

Works & Utility Matters
(March 21, 1975)

The Council considered this report which contains five
Clauses identified as follows:

- Cl. 1: Pavement Width - Mannering Avenue
- Cl. 2: Sanitary Sewer on Victoria Drive, North of
Stewart Street
- Cl. 3: Tender - Refuse Packer Bodies
- Cl. 4: Tender - Refuse Packer Bodies
- Cl. 5: Tender - Trucks

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in
Clauses 1 to 5 inclusive, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 21, 1975)

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Proposed Amendment to the Harbour Headline -
Area 10 - False Creek
- Cl. 2: Rezoning - Downtown Eastside

The Council took action as follows:

cont'd....

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MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(continued)

Proposed Amendment to the Harbour
Headline - Area 10 - False Creek (clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this
Clause be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy,
THAT this matter be deferred until the requested report re
the Western Outboard property is considered by Council.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin,
Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman
Bowers was put and CARRIED.

Rezoning - Downtown Eastside
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager be approved
after deleting the word 'excluding' in item 7 of Appendix I
attached to this Clause and inserting in lieu thereof, the
word 'including'.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

Finance Matters
(March 21, 1975)

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Police Department - Additional Clerk -
Stenographic Position
- Cl. 2: Proposed P.N.E. Capital Expenditures
- Cl. 3: Canadian Association of Fire Chiefs Convention

The Council took action as follows:

Police Department - Additional Clerk -
Stenographic Position (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed P.N.E. Capital Expenditures
(Clause 2)

MOVED by Ald. Bird,
THAT the request of the P.N.E. for capital expenditure approval
for improvements to the main entrance (\$126,500) and improvements to
feature attractions area (\$130,000), as detailed in this Clause, be
approved.

- CARRIED

(Alderman Kennedy opposed)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(continued)

Canadian Association of Fire
Chiefs Convention (Clause 3)

MOVED by Ald. Bowers,
THAT \$3,300 be allocated to host a Civic Dinner during the annual conference of the Canadian Association of Fire Chiefs.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird in amendment,
THAT the figure in the foregoing motion by Alderman Bowers be struck and \$6,500 be inserted in lieu thereof.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY.

Property Matters
(March 21, 1975)

Rental Review - S/E Corner
24th Avenue & Fraser Street
(Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Model of Downtown Peninsula

The City Manager under date of March 13, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Standing Committee on Planning and Development on January 16, 1975, recommended to City Council:-

'THAT construction of the model be accepted in principle, but construction of only a portion be approved at this time to evaluate the effectiveness; the City Manager to determine the appropriate sum to be approved in advance of the 1975 Budget.

FURTHER THAT the Director of Planning report to Council details of the portion of the model to be constructed initially.'

On January 28th, 1975, Council deferred consideration of the matter pending receipt of the above details.

PORTION OF MODEL TO BE CONSTRUCTED INITIALLY

The final Downtown model would have an overall size of 17' x 24' - (2.58 square miles).

To develop the model in stages, it is recommended that the first portion of the model be the general core area of Downtown, together with a portion of the waterfront.

The boundaries of the first stage would be:

- Abbott Street, Beatty Street to the east
- Lane south of Robson and Smithe Streets to the south
- Cardero Street to the west
- Hastings Street and Waterfront to the north.

This area comprises approximately a quarter of the future complete proposed peninsula model.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Model of Downtown Peninsula
(continued)

See the attached diagram "A" for an outline of boundaries of the final model and an outline of boundaries of the proposed first stage.

COST ANALYSIS OF THE FIRST STAGE OF THE MODEL

Using the same basis for cost analysis as in the original report, the cost estimate would be: -

1. <u>Construction of Model</u>	\$21.450
2. <u>Completion of Information</u>	1,900
Facade photographic inventory	
3. <u>Lighting for Model</u>	<u>900</u>
Estimated cost	<u>\$24,250</u>

LOCATION

The first stage portion of the model will measure 9' x 13' (approx.).

During assembling of the model, it could be located within the Downtown Study Team existing temporary office location at 456 West Broadway. However, the preferred Downtown location of the model, together with the office location and needs of the Downtown Study Team of the Planning Department will be the subject of a report to Council at a later date.

I recommend that a sum of \$24,250 be approved in advance of the 1975 Budget for the construction of the first portion of the Downtown Peninsula Model.'

The City Manager reports as follows:

While accommodation for the partial model at 456 West Broadway does not involve any rental expense, consideration should be given to rental of different premises in the future (approximately \$4,000 per year).

Future approval of the model as originally proposed, encompassing the Downtown Pensinsula from Gore Avenue to Stanley Park, would entail considerably greater total expenses:

Capital Costs

Photography	\$ 7,555
Model Construction	<u>71,500</u>
	<u>\$ 79,055</u>

Operating Costs

Space - 1,300 sq. ft. @ \$8.00	\$ 10,400
Model maker salary	8,000
Materials and supplies	<u>2,000</u>
	<u>\$ 20,400 per year</u>

The City Manager RECOMMENDS that, in view of present budget constraints, this project not be proceeded with at this time. "

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

(Diagram "A" referred to on file in City Clerk's Office)

MANAGER'S AND OTHER REPORTS (cont'd)

C. Downtown Zoning

Prior to considering a report of the City Manager dated March 25, 1975, on the matter of Downtown zoning, in which the Manager requested Council authority to employ a consultant to draft the By-law required, the Director of Planning addressed Council and with the aid of a graph showed the history of action taken with respect to Downtown zoning and the scheduling proposed.

MOVED by Ald. Sweeney,
THAT the report of the City Manager dated March 25, 1975, be received for information and Council approve the Director of Planning's schedule as set out below:

DOWNTOWN DOWNZONED	DOWNTOWN STUDY COMMENCED		REPORT FOR DISCUSSION SUBMITTED	COUNCIL ASKS THAT EMPHASIS BE PUT ON DEVELOPMENT CONTROL PROCESS	REVISED DEVELOPMENT CONTROL PROCEDURE RECOMMENDED BY DIRECTOR OF PLANNING	COUNCIL ASKS FOR (1) SLIDE SHOW FOR PUBLIC PRESENTATION
SEPT. '73	APRIL '74	JULY	OCT. '74		DEC. '74	(2) DOWNTOWN BROCHURE FOR PUBLIC INFORMATION
		COUNCIL ADGPTS GROWTH SCENARIO 'C'	IT DESCRIBES ONE WAY TO HANDLE GROWTH		COUNCIL APPROVES NEW PROCEDURES DIRECTOR OF PLANNING TO REPORT BACK IN MARCH ON DETAILS AND BY-LAW CHANGES	

- - - - -

SLIDE SHOW AND BROCHURE COMPLETED	SUBSTANTIAL INCREASE IN DEVELOPMENT INTEREST OCCURS	G.V.R.D. PLAN GOES TO PRINT (GROWTH & TRANSIT)	TARGET DATE FOR APRIL 10th
JAN. '75	FEB. '75	MARCH '75	SET TO
HAVE DISTRIBUTED BROCHURES GIVEN PRESENTATIONS	PRESSURE ON DESIGN STAFF INCREASES SIGNIFICANTLY	BUREAU OF TRANSITS PLANS EMERGING	CONSIDER WEST END AND DOWNTOWN

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R E P O R T F O R M A T A N T I C I P A T E D

INTRODUCTION - Complexity/Uncertainty/to HERE.

THE PLAN - R E C O M M E N D A T I O N S

	GROWTH LAND USE DENSITY MOVEMENT URBAN FORM	Type Distribution Mixture Amounts Locations Private Public Parking Pedestrians Design Guidelines
IMPLEMENTATION	- R E C O M M E N D A T I O N S	
	BY-LAW PROCESS FURTHER ACTIONS	

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The Council recessed at approximately 3:50 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

MANAGER'S AND OTHER REPORTS (cont'd)

D. Report of Special Committee
re Street Vending, March 18, 1975

The Special Committee re Street Vending submitted the following report under date of March 18, 1975:

" On February 11, 1975, City Council dealt with the City Officials' report on street vending. Council resolved the following:

- (i) only the kiosk designs contained in the appendix of that report and prepared by Mr. Bain be permitted in the future.
- (ii) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases.
- (iii) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship extensions be permitted by Council.
- (iv) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

At this time it was decided that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt, be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks, and to review on an individual merit basis, all kiosks presently in use on the Granville Mall. This latter was particularly in connection with determining whether any existing kiosks would be exceptions to (i) above and whether any extensions beyond June 1, 1975 would be permitted.

Subsequently meetings of the Council Committee on street vending kiosks were held on February 26 and March 4, 1975 to decide which kiosks would be exceptions to City standard designs prepared by Mr. Ron Bain; the positioning of kiosks and to consider vendors' financial arrangements.

The Committee made the following decisions:

- A. All kiosks licenced for 1974 be replaced no later than June 1, 1975 as recommended by City Council on February 11, 1975 with the exceptions as noted in Schedule A, attached hereto.
- B. Clusters of kiosks be limited to three in one location and every reasonable effort be made to effect non-linear clusters.
- C. The City Engineer investigate means of having the City aid in financing those kiosks which would have to be replaced by June 1, 1975.

The City Engineer reports that present street vendors can be given the opportunity to partially defer payment for new standard design kiosks constructed by the City. Vendors who employ an approved private company to construct their kiosks will submit to the City a promissory note for two-thirds value of the kiosk and a certified cheque for one-third of the value. The City will reimburse the company and defer the costs to the vendor, ownership of the kiosk to remain with the City until final payment is made by vendor. The funds shall be interest-free for a period of (90) ninety days with equal payments being made after (30) thirty days, (60) sixty days and final payment at (90) ninety days for both the City and privately constructed cases. The form of the promissory note to be to the satisfaction of the Director of Legal Services and Director of Finance.

The Director of Finance and the Director of Legal Services concur with these arrangements. "

MOVED by Ald. Cowie,

THAT the foregoing report of the Special Committee be received for information.

- CARRIED UNANIMOUSLY

(Schedule "A" referred to
on file in City Clerk's
Office)

MANAGER'S AND OTHER REPORTS (cont'd)

E. Britannia Community Services
Centre Extra Funds

The City Manager under date of March 18, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Britannia Community Services Centre which is scheduled for completion in the second half of this year, is being paid for jointly by the City and the Vancouver School Board in roughly half and half shares. The building contract contains certain "prime cost" sums for such things as hardware, light fixtures and kitchen equipment, and also a contingency fund to cover such things as unexpected rock, and minor changes which develop as the work proceeds. Both the "prime cost" items and the contingency amount are coming in much higher than anticipated when the contract was let in 1973. Extra cost for the "prime cost" items are being covered from the contingency amount. The present situation for the City's share of the contingency amount is as follows:

Contingency amount approved as part of the original contract	- \$45,966
Increased in July 1974 by	- 25,000
Total amount of	\$70,966
	=====

To date, \$55,477 has been authorized leaving a balance of \$15,489. Change Orders being processed and possible additions which can be anticipated at this time, amount to \$70,966. This includes a cost of approximately \$14,000 for the installation of a water quality monitor which reduces labour costs by two man hours per day and ensures a more even level of chlorine in the water of the swimming pool. This equipment was not available when the building was designed but the Park Board have successfully installed one in the Aquatic Centre and recommended its installation very highly as something which will save its capital cost over a very short period.

There are two other items where extra funds are needed. When the financing was set up in July 1973, a total sum from the School Board and the City of \$198,730 was estimated for the construction of the play field and track and the general landscaping. The general landscaping will be put out for bid but the Play field and track will be carried out by direct labour by the School Board who have more experience in this type of work than any of the local contractors or the Park Board. The current estimate of cost for this item is \$330,383 being \$131,653 over the 1973 estimate. Partly this is due to extraordinary rising costs, but it is also due to the fact that pumped sand is not available and that the saturnelite originally intended for the track is also not available. In each case the substitute material is very much more expensive. Including extra design and supervision fees, the total extra funds for landscaping and track and field development is \$147,451 of which the City's share would be half, say \$75,000.00.

The final item is the lane paving around the property which originally did not include all of the lanes and which was estimated for 1973 to be \$15,000 and included in the project budget. The current estimate is \$60,000 which includes all the lanes and curbing and this cost is not shareable with the School Board.

There is one saving to report. The July 1973 budget included an item of \$12,240 as a community cost for some alterations in the School to make the auditorium available for community uses. The current estimate of cost is \$2,578 for a possible saving of \$9,662.00.

In summary, the present position is as follows:

Anticipated extra amount for the contingency fund	\$ 55,200
Anticipated extra for landscaping and track and field development	75,000
Anticipated extra for paving of lane	45,000

Total	\$175,200
Less saving of School alteration	10,000

Net extra requirement	\$165,200
	=====

MANAGER'S AND OTHER REPORTS (cont'd)

Britannia Community Services
Centre Extra Funds (continued)

The above figures relate to the original contract for the Community Services Centre without the Ice Rink. The Ice Rink is a separate contract with the City and is a "management contract" with Northern Construction Company. No contingency item is included in this contract and there is an upset price. The architect has been instructed to avoid any situation which might lead to contingencies in his supervision of this contract, and to date there is no indication that any will arise. The contract is, however, only just beginning and despite his best endeavors, some extra funds may be required.

The original funding for the Centre also included an amount of \$110,000 for furniture. The cost of furniture, as all other things, has increased far beyond that anticipated when that estimate was prepared. The Executive Director of the Britannia Centre is reviewing the furniture requirement now with a view to reducing costs as much as possible but he is not yet in a position to report how much extra money is needed to furnish the Centre.

In the light of the foregoing, it is recommended that extra funds be made available for the Britannia Centre as follows:

Contingency fund (including installation of water monitoring equipment)	\$ 60,000
Site development costs	75,000
Lane paving	45,000
	<u>\$180,000</u>
which with the \$10,000 saving from the School Board alterations results in a net increase of	<u>\$170,000</u> =====

The Director of Finance reports that funds can be made available from the 1975 Supplementary Capital Budget.

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning."

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Alderman Kennedy opposed)

F. Development Permit Application
No. 69512 - 805 West Broadway

The City Manager under date of March 25, 1975, submitted the following report:

" The Director of Planning reports as follows:

On March 5th, 1975 a Development Permit Application #69512 was applied for by Vladimir Plavsic & Assoc., Architects, for the purpose of adding an addition to 805 West Broadway office complex. The proposed addition is located in (C-3) and (C-2) Commercial Districts which are presently proposed to be rezoned to (C-3A) Commercial District. As the Public Hearing for the proposed rezoning was scheduled for March 13, 1975 and the addition did not meet either the existing nor proposed commercial zoning, the development permit application was held pending the adoption of the zoning by-law under Section 570(1) of the Vancouver Charter.

"570(1) Prior to the adoption of a zoning by-law, or of an official development plan, or of an amendment to a zoning by-law, or of an alteration, addition, or extension to an official development plan, the Council may cause to be withheld the issuance of any development or building permit for a period of thirty days from the date of application for such permit."

On March 13th, 1975, the Public Hearing for the proposed rezoning application for Central Broadway to (C-3A) Commercial District was postponed 60 days, to May 13th, 1975.

MANAGER'S AND OTHER REPORTS (cont'd)

Development Permit Application #69512
805 West Broadway (continued)

On March 20th, 1975 the Urban Design Panel reviewed the development permit application and recommended that the Director of Planning receive this as a progress report and that the design be referred back to the Architect for a second time for basic redesigning along the lines of a lower building form, attached to the existing tower block rather than the presented proposal for an overscaled and oversimplified mass unrelated to the existing office tower, the plaza, and the surrounding building forms along Broadway.

Under Section 570(2) of the Vancouver Charter, Council is to consider any development permit which is withheld pending an adoption of the zoning by-law within the thirty days, and may continue to hold the permit another sixty days.

"570(2) Where any permit is so withheld, the application therefor shall be considered by the Council within the said period of thirty days, and, if in the opinion of the Council, the development proposed in the application would be at variance or in conflict with a development plan in the course of preparation, or with an alteration, addition, or extension to an official development plan in course of preparation, the Council may withhold the permit for a further sixty days from the expiration of the thirty day period hereinbefore referred to, or the Council may impose such conditions on the granting of the development permit as may appear to the Council to be in the public interest.

570(3) In the event that the Council does not within the said period of sixty days adopt any such plan, alteration, addition, extension, or by-law, the owners of the land in respect of which a development permit was withheld or conditions were imposed pursuant to this section shall be entitled to compensation for damages arising from the withholding of such development permit, or the imposition of such conditions. Such compensation shall be determined by arbitration pursuant to the Arbitration Act."

The proposed (C-3A) by-law would permit a maximum floor space ratio of 3.00. The total development as now proposed, including the addition, would have a floor space ratio of 5.98 over the total site. The existing building has a floor space ratio of 3.49 calculated over the total site.

RECOMMENDATION: That Development Permit Application #69512, applied for on March 5th, 1975 be withheld a further sixty days commencing April 5th, 1975 pending the adoption of the (C-3A) zoning by-law. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved."

With the permission of Council, Mr. Plavsic, the Architect for the Developer and Mr. Fodchuk, Counsel for the Developer, addressed Council and gave details of the proposed development.

The Director of Legal Services addressed the Council and suggested that the recommendation contained in the Manager's report be amended to read as follows:

"That Development Permit Application #69512, applied for on March 5th, 1975, be withheld for a period of 30 days from the date of application, and a further sixty days commencing April 5th, 1975, pending the adoption of the (C-3A) zoning By-law."

(Underlining denotes amendment)

MOVED by Ald. Harcourt,

THAT the foregoing report of the City Manager be received and, therefore, the matter be dealt with administratively.

- CARRIED

(Alderman Marzari opposed)

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MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Planning and Development,
March 13, 1975

The Council considered this report which contains four
Clauses identified as follows:

- Cl. 1: Neighbourhood Improvement Program: Kitsilano and
Cedar Cottage - Cost Estimates for Implementation
Stage
- Cl. 2: Cedar Cottage Neighbourhood Improvement Program -
Terms of Reference and ongoing structure of
Citizens' Committee
- Cl. 3: Downtown Zoning
- Cl. 4: Future of Temporary Staff on Downtown Study Team

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Downtown Zoning
(Clause 3)

MOVED by Ald. Bowers,

THAT recommendation A of the Committee contained in this Clause
be deferred until the meeting of the Committee on the topic arranged
for April 10, 1975, and

FURTHER THAT recommendation B of the Committee contained in
this Clause be reaffirmed.

- CARRIED UNANIMOUSLY

Future of Temporary Staff on
Downtown Study Team (Clause 4)

MOVED by Ald. Bowers,

THAT the term of the three temporary staff positions referred
to in this Clause be extended.

- CARRIED UNANIMOUSLY

II Illegal Suites -
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship
Cases, submitted the following report under date of March 14, 1975:

"The Committee of Officials has considered the following requests
under the policy established by Council concerning Illegal
Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the
Sub-Committee be approved:

Mrs. Stafey Morgan (tenant), 1947 East 22nd Avenue
Mrs. Hop Yee (tenant), 2448 Grant Street
Mrs. Evelyn Power (owner), 3431 East 3rd Avenue
Samson Manilal (tenant), 1241 East 14th Avenue
Maria Gloria Amaral (tenant), 2220 East 5th Avenue
Grace Watters (tenant), 3918 Nanaimo Street
Dorothy M. Ferguson (tenant), 2846 Charles Street

cont'd....

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MANAGER'S AND OTHER REPORTS (cont'd)

Illegal Suites - Hardship
Cases (continued)

- (b) the following applications be approved for one year from the date of this Resolution:

Maria Lazaro (tenant), 39 East 39th Avenue
Alexander Joncas (tenant), 910 East 13th Avenue
Siu Wah Leung (tenant), 2448 Grant Street
Maryke Boer (tenant), 2242 MacDonald Street
Don Trobridge (tenant), 8 East 18th Avenue
Andrew Cameron Scott (tenant), 2645 West 5th Avenue
Gerald F. Blanchard (tenant), 2645 West 5th Avenue
Brian Thomas Rogers (tenant), 505 West 63rd Avenue
Yvon Quenet (tenant), 2812 Alberta Street
Victor Pushp Chand (tenant), 214 East 63rd Avenue
Philip Renaud (owner), 2960 East 42nd Avenue

- (c) the following application be approved for six months from the date of this Resolution:

Eric Ezaki (tenant), 2125 East 38th Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following application be not approved:

Theresa (Amantea) Smith (owner), 3220 East 14th Avenue

MOVED by Ald. Bowers,

THAT recommendations (a) to (e) contained in the foregoing Committee of Officials' report dated March 14, 1975, be approved.

(amended)

MOVED by Ald. Harcourt in amendment,

THAT the application by Theresa Smith referred to in Clause (e) of the report, be referred back to the Committee for further investigation in view of the health problems of Mrs. Smith's husband.

- CARRIED

(Aldermen Boyce and Marzari opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT recommendations (a) to (d) contained in the foregoing Committee of Officials' report dated March 14, 1975, be approved, and that the application by Theresa Smith referred to in Clause (e) of the report be referred back to the Committee for further investigation in view of the health problems of Mrs. Smith's husband."

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Leave of Absence

At this point in the proceedings, Alderman Kennedy advised that he would be unable to attend Committee meetings during the period March 26th to April 6th, 1975, as he would be out of the City on personal business.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

At the Council meeting on March 18, 1975, Notice of Motion was given by Ald. Rankin respecting the Senior Government's assistance to municipalities. With the agreement of Council, Alderman Rankin amended his motion following which action was taken as noted:

Senior Government's Assistance
to Municipalities

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS City Council must finalize its budget and strike a mill rate for tax purposes by the end of April;

AND WHEREAS an important factor in the process is the extent of Provincial Government aid;

AND WHEREAS we recognize that the Provincial Government, by assuming several justice and welfare functions relieved the City last year of considerable expenditures;

AND WHEREAS more aid to the extent of \$4.5 million is promised by the Premier of B.C. on the basis of his prediction that Ottawa will agree to an export price for natural gas of at least \$1.50 per thousand cubic feet over the present \$1.00 rate;

THEREFORE BE IT RESOLVED THAT

- (a) this Council supports the position of the B.C. Union of Municipalities calling on the Provincial Government to quickly guarantee the \$4.5 million this year to Vancouver, no matter what the outcome of the First Minister's Conference in Ottawa this April;
- (b) having received this guarantee from the Province, this Council strongly supports the position of the Provincial Government in asking Ottawa to authorize an increase in the export price of natural gas (1/3 to be shared with the municipalities) - preferably to the competitive price in the United States - \$2.00 per thousand cubic feet;
- (c) this Council agree to co-operate with the U.B.C.M. in sending official observers to the April conference of First Ministers, if advisable, to lobby for this demand which, if consummated, would bring in a total of \$9 million to the City's coffers and thus eliminate the necessity to increase taxes on hard pressed homeowners and tenants.

- CARRIED UNANIMOUSLY

Regular Council, March 25, 1975 14

MOTIONS (cont'd)

Council on March 18, 1975, received the following Notice of Motion submitted by Alderman Volrich and seconded by Alderman Cowie:

Outdoor Burning

MOVED by Ald. Volrich,
SECONDED by Ald. Cowie,

THAT the Director of Legal Services be instructed to amend the Fire By-law to completely ban outdoor burning in the City of Vancouver.

(Withdrawn)

After consideration, and with the agreement of Council, the foregoing motion was withdrawn at this time.

Appointment of Deputy Mayor

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,

THAT Alderman Bird be appointed Deputy Mayor for the month of April, 1975, and Alderman Volrich be appointed Deputy Mayor for the month of May, 1975;

FURTHER THAT the previous resolution of Council on the matter be amended accordingly.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:45 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened at approximately 7.30 p.m. in the Council Chamber with Alderman Marzari (Deputy Mayor) in the Chair and the following Members present:

PRESENT: Alderman Marzari (Deputy Mayor)
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Rankin, Sweeney
and Volrich.

ABSENT: Mayor Phillips
Alderman Kennedy.

DELEGATIONS AND UNFINISHED BUSINESS

1. Cultural Grants - Appeals.

2. Civic Grant - Appeal.

Council on February 11, 1975, after approving a number of Cultural grants which had been considered on January 30, 1975 by the Standing Committee on Finance and Administration, and a number of Civic grants which had been considered on January 28, 1975, by the Standing Committees on Community Services and Finance and Administration, passed the following motion:

"THAT those organizations wishing to appeal the decision of Council on these grants, be given an opportunity to do so and that arrangements be left with the City Clerk."

Cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Cultural and Civic Grant Appeals (Cont'd)

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney

THAT Council hear representations from those delegations present this evening, but that any decisions with respect to their grant appeals be deferred to the April 8, 1975 Council meeting.

- CARRIED UNANIMOUSLY

1. Cultural Grants - Appeals.

Representations were heard from the following organizations:

The Art Club Theatre.

Mr. Terry Wolfe applied for increased funding for the Art Club Theatre; he requested Council approve an additional grant of \$7700, bringing the total grant to \$10,200, which would be equivalent to the rental of the theatre facility.

Tahmanous Theatre Workshop Society.

Ms. Susan Payne addressed Council and filed a brief requesting an additional City Grant of \$3,000. The grant would be used to cover rental on rehearsal premises in Vancouver for the next year, improvements to these premises, plus \$1,000 for the purchase of a portable lighting board.

West Coast Actors' Society.

Mr. John Mansell requested Council's consideration of an additional grant to this organization. He circulated a copy of the Society's 1975 budget, which shows an estimated deficit of \$7,370.

New Play Centre.

Ms. Pamela Hawthorn addressed Council and filed a brief in support of the Centre's request for an additional grant towards the rental of the Centre's premises on 4th Avenue, and also to cover rental of performance premises. Ms. Hawthorn also spoke in support of the Art Club Theatre and Tahmanous, and the West Coast Actors' Society and referred to a petition containing 12,000 signatures supporting funding of these groups.

Vancouver International Stone Symposium.

Ms. Diana Caldwell addressed Council and filed a brief requesting Council to increase its original grant of \$5,000 to the \$15,000 initially requested.

Carousel Children's Theatre.

Ms. Elizabeth Bell referred to a brief previously filed with members of Council and urged Council's consideration of a grant to this theatre group.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)Cultural Grants - Appeals (Cont'd)Royal Canadian Aerial Theatre.

Ms. Joyce Ozier urged Council to reconsider its decision to not approve a grant to this organization for 1975. She stated that a grant of \$2,500 was being requested from Council to cover rent and other expenses.

Multi-Ethnic T.V. Programming.

Mr. Paul Singh requested reconsideration of Council's decision to not approve a grant to this organization. He outlined the groups aims and purposes as well as their proposed programme schedule for 1975.

Metro Community Council.

Mrs Elsie May addressed Council and requested that Council approve a grant to assist the Community Council with its Miss Vancouver Pageant.

Western Front Society.

Mr. Bell-Irving referred to a brief previously circulated to members of Council. He urged that Council reconsider its decision to not approve a grant to this Society and stated that the \$8,000 requested from the City constituted a non-recurring capital grant to cover the cost of rehabilitating their premises.

Centre Socio-Culturel Colombien.

Mr. Serge Frechette advised Council that their grant request of \$5,000 was to cover rental of premises plus costs of various activities, and he urged that Council give consideration to approving their request.

Canadian Ballet Horizons Society.

Mr. Rowland Johnston spoke in support of the Society's request for a grant of \$1,000. He outlined the activities of the Association which he compared to similar professional ballet groups in other major cities across Canada.

Anna Wyman Dance Theatre.

Mr. M.I. Kagan requested Council's consideration of an additional grant to this organization.

Columbia Society of the Arts.

Mr. Harvey Adams referred to Council's resolution that approval in principle be given to the Social Planning Department purchasing the services of the Columbia Society of the Arts for special events, and requested clarification of this resolution. It was suggested that Mr. Thomas meet with Mr. Baker of the Social Planning Department to clarify this matter.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

2. Civic Grant - Appeal.

Toy Library.

Council heard representations from the Toy Library appealing Council's decision with respect to its grant request. Mr. Levin addressed Council and indicated that the \$10,000 grant approved by Council for a three month period would have no significant effect on the programme. He therefore requested that Council approve a grant of \$20,000 to the Toy Library to permit them to -

1. Provide within the first six months of the program, a complete package of 90 well designed and durable toys, to each of five branches of the Vancouver Public Library.
2. Provide complete maintenance on all toys in these packages.
3. Provide and organize five volunteer Toy Librarians, who would distribute these toys within the Branch Libraries, for two hours, once a week.
4. Provide five packages of 90 toys each in the second six month period to five additional Branch Libraries or similar outlets and to continue maintenance on all ten packages and to expand Toy Librarian service to include these outlets.

Representatives of the Toy Library circulated for Council's information, samples of the toys constructed by the group. It was suggested to Mr. Levin that this organization explore other sources of funding.


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The Council adjourned at approximately 9.35 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 25, 1975, adopted on April 8, 1975.


MAYOR


CITY CLERK

Manager's Report, March 21, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Pavement Width - Mannering Avenue

The City Engineer reports as follows:

"In 1974 a sufficiently signed local improvement petition was presented requesting the curbing and paving of Mannering Avenue between Nanaimo Street and Gladstone Street. The information circulated to the property owners had indicated that the width between curbs would be 27 feet. When Council met to consider the project, one of the property owners appeared requesting that the width be increased to 32 feet. Council then instructed the City Engineer to ballot the owners to determine their wishes with respect to the pavement width. This has been done and the results are as follows:

Total number of owners 51

Signed for 27 feet 19

Signed for 32 feet 15 18

'Half-signed' for 32 feet . . 3
(one of two joint owners signing)

Spoiled 1

Total ballots returned 38

74% of the ballots were returned and show a slight preference for the 27 foot width.

I RECOMMEND that the local improvement by petition for pavement and curbs on Mannering Avenue between Nanaimo Street and Gladstone Street (schedule 429, item 14) be undertaken and that the width be 27 feet between curbs."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sanitary Sewer on Victoria Drive, North of Stewart Street

The City Engineer reports as follows:

"In order to connect buildings fronting on Burrard Inlet adjacent to Victoria Drive to the G.V.R.D.'s Harbour East Interceptor, it is necessary to construct a sanitary sewer on Victoria Drive, north of Stewart Street.

The estimated cost of this work is \$8,000.

I RECOMMEND that the sum of \$8,000 be appropriated from Sewers Capital Account 118/7905, 'Pollution Control-Unallocated' so that this sewer construction may proceed."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer reports as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals with Item 2. Item 1 was reported on at an earlier date.

Cont'd . . .

Clause 3 Cont'd

Item No.2 - Rear Loading Refuse Packer Bodies

Five bids were received.

Recent changes in the B.C. Motor Vehicle Act have allowed us to increase the Gross Vehicle Weight (GVW) of our standard 25 cu.yd. rear loading refuse trucks. This increase in GVW now allows us to consider the use of an auxiliary engine to drive the packer body instead of our present power-take-off drive from the truck engine.

An optional extra price for an auxiliary engine drive was requested. The extra cost of the auxiliary engine (\$3,732.00 each) is offset by:

- (i) a reduction in truck engine repair costs estimated at \$200 per year.
- (ii) an increase in operating efficiency because the packing cycle can take place while the truck is moving to the next pickup.

Our present trucks, without auxiliary engine, must be at a full stop before any packing can take place. The Sanitation Branch estimate that the increase in efficiency will create savings of \$1,100 per truck per year.

The annual capital cost of an auxiliary engine is \$800/year (based on capital cost of \$3,732.00, six-year life and 8% interest rate) which is more than offset by the above savings of \$1,300/year.

We RECOMMEND acceptance of the lowest bid to meet specifications from Reliance Truck and Equipment Ltd. for eleven (11) only rear loading refuse packer bodies at a total cost of \$161,310.00 plus 5% Provincial Sales Tax (10 units @ \$11,270.00 each plus \$3,732.00 for auxiliary engines; and one unit for the Park Board @ \$11,270.00 less \$730.00 for a 16 yd. body in lieu of a 25 yd. body plus \$750.00 for a container loading mechanism)."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund and the 1975 Supplemental Capital Budget Account.

This tender called for three items, Items 1 and 2 have been reported on. This report deals with Item 3.

Four bids were received. Local content does affect the order of bids.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1 (local content consideration included) from Reliance Truck & Equipment Ltd. for six only Heil Model HFL30 Front Loader Packers at a total cost of \$125,700 (\$20,950 each or \$20,688.13 with local content consideration), plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

Manager's Report, March 21, 1975 (WORKS - 3)

5. Tender No. 39-74-4 - Trucks

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on December 16, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund and the 1975 Supplemental Capital Budget Account.

This tender calls for 16 items. This report deals with Items 12, 13, and 16(a).

Item No. 12 - 24,000 GVW Tilt Cab & Chassis

Seven bids were received.

Bids 1, 2, 3 and 4, all from Ford dealers, do not meet specifications because the automatic transmission offered is a light duty transmission in lieu of the heavy duty transmission specified.

Bids 5 and 6, from General Motors dealers, do not meet specifications for the same reason.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 7, from International Harvester Ltd. for seven only IHC Model C01710B at a total cost of \$76,982.43 (\$10,997.49 each) plus 5% Provincial Sales Tax.

Item No. 13 - 32,000 GVW Conventional Cab & Chassis

Eight bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1, from International Harvester Ltd. for five IHC Model 1800 cab and chassis at a total cost of \$50,893.20 (\$10,178.64 each) plus 5% Provincial Sales Tax.

Item No. 16(a)-49,000 GVW Tilt Cab & Chassis

Eight bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1, from International Harvester Ltd. for four IHC Model C0F1950B cab and chassis at a total cost of \$89,768.24 (\$22,422.06 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 449

Manager's Report, March 21, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Proposed Amendment to the Harbour Headline -
Area 10 - False Creek

The City Manager submits the following report of the Development Consultant, the Director of Planning, and the City Engineer:

"This report, together with Plan LC570, indicates a proposed amendment to the Harbour Headline in Area 10 of False Creek. The Harbour Headline should be changed so that new development proposals may be possible. The Harbour Headline at one time encircled Granville Island and was made its present shape when the water between Area 6 and Area 10 was filled in many years ago.

Preliminary discussions have been held with officials of the National Harbours Board and preliminary approval has been indicated. They request that this change go along with the previous request to change the Headline in Area 6 which was approved by City Council on February 18, 1975.

This change has been explained to the Standing Committee of Planning and Development on March 4, 1975, when discussions were held with Western Outboard.

The changing of the Harbour Headline does not alter the need to obtain Provincial and Federal approval for development in the Water area. Negotiations are necessary for the use of this Water area either by the City or a developer. This may be a lease to the City and a sub-lease to a developer. The result of these negotiations will be reported to City Council when conclusions are reached.

The Development Consultant, the Director of Planning and the City Engineer RECOMMEND that:

- (a) the proposed amendment to the Harbour Headline in False Creek, as illustrated on Plan LC570 be approved;
- (b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and
- (c) the Supervisor, Property & Insurance, and the Development Consultant be authorized to negotiate with the Provincial and Federal Governments to obtain the necessary leases of the Water area and to report back to City Council."

The City Manager RECOMMENDS that the foregoing recommendations of the above officials be approved.

2. Rezoning - Downtown Eastside

The Director of Planning reports as follows:

"Council approved recommendations of the Social Services Committee and the Community Development Committee, which instructed the Director of Planning to report to City Council on appropriate zoning which will preserve and increase the housing stock in the Downtown Eastside area.

The Department has a concern that, while rezoning may lead to an increase in the housing stock in the area, it would not necessarily preserve some of the desirable social and physical characteristics of the area. A change in zoning could, in fact, change the character of the area by encouraging private redevelopment and competition with public programs of upgrading, preserving and developing social and other low income housing.

It is felt that this risk can be minimized if there is a strong commitment on the part of all levels of government to initiate programs which will preserve and develop housing units and related facilities, and if local residents and businessmen are included in an area planning program.

cont'd ...

Clause No.2 (continued)

If the area is designated a Neighbourhood Improvement area, the N.I.P. and R.R.A.P. (Residential Rehabilitation Assistance Program) funds will provide one method of preserving and developing housing units, and permit the involvement of local people.

Although housing and related facilities are emphasized in this proposed action, the Local Area Planning/Neighbourhood Improvement Program that may be launched in this area should also address itself to other concerns so that a complete set of goals can be established for this community.

Two other concerns of such a program will be the possible need for alternative back-up land for the Waterfront Industry, and the effect of continuing high through traffic movements on the area.

The rezoning will provide an initial important step towards stabilizing the community, and Local Area Planning and Neighbourhood Improvement Program afford an opportunity for citizens group, City officials and City Council to develop and implement broader goals and programs.

The rezoning and a commitment on the part of the City Council to develop a plan for this Community in consultation with local citizens should provide the senior levels of government with assurance that such commitments will result in a "Stable" community. It should be noted, however, that the above action does not guarantee acceptance by the senior levels of government of Downtown East Side for a Neighbourhood Improvement Program.

The Department has examined the question of what would be an appropriate zoning for the area. It is suggested that none of the existing District Schedules fit the situation of Downtown Eastside, in terms of density, setback requirements and land uses.

CD-1 (Comprehensive Development) Zoning is proposed which would permit all residential uses, with particular emphasis on dwelling units, sleeping units, housekeeping units, boarding and lodging houses and hotels, as well as retail, wholesale and warehouse and institutional uses at or below ground level. The proposed conditions of development are outlined in Appendix I to this report. It should be noted that these conditions would establish in effect, vertical zoning. Uses above the 1st storey would be generally residential. All permitted uses would be allowed at ground level.

The zoning should be applied to the area bounded approximately by the lane west of Main, Alexander, Heatley, and the lane south of Hastings. The details are outlined in Appendix II to this report.

The boundaries are similar to those recommended by the Downtown Eastside Residents' Association, except for the inclusion of the old Carnegie Library. Downtown Eastside Residents Association's reason for including it was to preserve the building for community use. It was pointed out that the Historic Area zoning is a more effective means of preserving the building than CD-1 zoning.

Although many of the principles established in this proposed by-law will undoubtedly be maintained in any ultimate by-law, the by-law should be considered a by-law which will be reviewed upon the completion of a Local Area Planning program in the area.

RECOMMENDATIONS

The Director of Planning be instructed to make application to rezone the area outlined in Appendix II to this report bounded by the lane west of Main, Alexander, Heatley and the lane south of Hastings, the lane east of Main Street and Hastings (exclusive of the areas already zoned CD-1) from CM-1, M-1 and M-2, to CD-1, and submit this application direct to public hearing, together with a draft by-law incorporating the conditions outlined in Appendix I to this report.

The City Manager RECOMMENDS that the report of the Director of Planning be approved and notes that this recommendation does not endorse the initiation of a Local Area program at this time.

Manager's Report, March 21, 1975 (FINANCE -1)

FINANCE MATTERS



RECOMMENDATION

1. Police Department - Additional Clerk -
Stenographic Position

The Board of Police Commissioners, at its meeting of January 9, 1975, passed the following resolution:

"THAT City Council be requested to consider authorizing the following expenditures prior to approval of the 1975 Police Estimates.

...The engagement of a Clerk Stenographer for the Internal Investigation Squad at an estimated cost of \$9,087."

The Administrative Analyst has reviewed the situation and reports as follows:

"On October 15, 1974, at the request of the Attorney-General's Department, the Police Department established an Internal Investigation Squad to carry out the following functions:

- investigate allegations of corruption against members of the Police Department;
- investigate all complaints of a criminal nature against members of this Police Department;
- correlate all non-criminal (misconduct) complaints made by citizens against members of this Police Department, assigning them to the appropriate Bureau for follow-up or where time allows investigating these matters in detail.'

Because it is important that this squad's investigations be conducted in a confidential manner, the investigators require the services of a Clerk-Stenographer for the preparation of their reports and memos, and to maintain security of their records.

Cost

The annual cost, at 1974 rates and including fringe benefits, will be \$9,031. An additional \$810 will be required for a typewriter and furniture."

RECOMMENDATIONS

The City Manager RECOMMENDS that:

- A. Council approve the request of the Board of Police Commissioners for an additional Clerk-Stenographer for the Internal Investigation Squad.
- B. Additional costs for 1975, estimated at \$7,600 (based on 1974 salary rates and including fringe benefits and furniture allowance) be approved in advance of the 1975 budget.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

CONSIDERATION

2. Proposed P.N.E. Capital Expenditures

The following report has been received from the Director of Finance:

"The PNE proposed capital expenditures require the approval of Council and are normally reported to Council for Consideration at this time of the year, by myself. Council has previously dealt with the proposed Exhibition Race track grandstand and Clubhouse expansion wherein the PNE will support 28% of the 3.5 million dollar cost, or \$980,000.00.

Two other items are of immediate concern to the PNE and I have been asked to present them to Council as quickly as possible. These items are as follows:

Cont'd...

Clause No. 2 Continued:'Improvements to Main Entrance - \$126,500

The Board has accepted in principle a proposal to create a parklike entrance at the site of the present main gate. The existing gate structure is to be removed and the area made into an attractive minipark incorporating within it mall-like capacity to handle the large number of people who enter the park at this point. The requirements of this location at Fairtime will be met by using attractive but temporarily placed ticket booths and temporary fencing for control purposes. For the balance of the year the area will be unobstructed and free of any structures. A further part of the proposal will be the addition of a new facade to the Forum building, in basic design concept which with size alterations can be adapted to each of the entry points on the perimeter of the park. This will standardize the appearance of all gates and also provide for standard signing and identification of the park at these locations. This change is planned for completion by August of this year, making it necessary to proceed immediately on working drawings and to the procuring of suitable plant material.

Improvements to Feature Attractions Area - \$130,000

Present plans call for the combining of the Festival of Forestry Show and the Demolition Derby in an upgraded feature attractions area. This to be done by adding two sections of seating (approximately 900) and replacing the present pool with a larger one (55 feet x 40'), the new pool having proper drainage and filtration. Additional washroom and shower facilities are to be installed for participants. The Demolition Derby area will be increased to 200 feet x 100' with a small pit area, allowing for the easy removal of wrecked cars from the grounds. Enclosure of the area will be done by means of decorative fencing. Again, to have this project completed for PNE '75 requires that we proceed with the work immediately.'

The PNE advises that the funds required to meet the obligations resulting from the undertaking of these projects will be provided for out of funds generated by the operations of the PNE.

I would normally indicate whether or not in my opinion the operations of the PNE could support its capital obligations or proposed capital obligations but I am unable to do so inasmuch as the entire capital budget is not yet ready and I have no idea what other items the PNE will be proposing. Apparently the PNE has approved an expansion of their electrical service at a cost of \$1,435,000.00, has proposed the race track expansion at a cost of \$980,000.00, and the above two items at a total cost of \$256,500.00. Other additional items will apparently be forthcoming. The PNE is in very good financial condition but I am unable to state whether or not their total capital budget is excessive or not in light of their strong financial condition.

I therefore submit the above request of the PNE for Council Consideration."

The City Manager submits the above report of the Director of Finance for the CONSIDERATION of Council.

3. Canadian Association of Fire Chiefs Convention

The Fire Chief reports as follows:

The Canadian Association of Fire Chiefs has chosen Vancouver to hold its annual conference from August 21 - 27, 1976, and as an executive member of the Association I am obliged to assume the duties as host chief.

The Hyatt Regency has been chosen as the conference hotel and delegates and wives attending will approximate 650 involving representation from all three levels of government.

Cont'd...

Clause No. 3 Continued:

The rotating policy of the organization in selecting a site is such that its visit to any one city is infrequent, for example the last conference in Vancouver was in 1956. It is not likely the conference will be in Vancouver again for many years.

It has been the past practice for the host city to host a civic dinner and I am asking Council's consideration for funds of approximately \$6500 to provide the same.

This conference is of a governmental nature and it is understood a grant was made in 1956 to the conference at that time to assist meeting the commitments of this Department. It should be mentioned that this grant from the City is requested after taking into account funds which are expected from other available sources towards general expenses.

Council has dealt with similar requests in the past as follows;

March 5, 1974	Canadian Regional Conference International Personal Management Association (Approximately 400 - 500 persons)	Approved an amount up to \$1250 for luncheon during conference.
February 5, 1974	Municipal Officers Association (Approximately 300 persons)	Approved a grant of \$3000 to cover hosting a civic dinner and to pay the cost of making meeting rooms available for the convention.
August 14, 1973	Law Enforcement and Criminal Justice Analysts (Approximately 40 persons)	Approved a grant not to exceed \$180 for luncheon during conference.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 450-1

PROPERTY MATTERS

RECOMMENDATION

1. RENTAL REVIEW
Lot A, Block F, D.L. 301
S/E Corner 24th Avenue & Fraser Street

The Supervisor of Property & Insurance reports as follows:-

"The above City property comprising of a vacant lot 35' x 120' Zoned C-2 Commercial, is reserved from sale for possible street widening purposes.

It has been leased to Home Oil Distributors Limited since 1955 for access and parking purposes in conjunction with their service station and the current lease expired on January 31, 1975.

The City Engineer has no objections to the lease being renewed and after negotiation Home Oil have agreed to the following terms and conditions:

- | | |
|---------------|---|
| Use | - Access and parking purposes. |
| Term | - 10 years as of February 1, 1975 |
| Rent | - \$425.00 per month plus taxes as if levied |
| Rental Review | - Every 2½ years and to be market rental value |
| Cancellation | - City to have right to cancel lease on 6 months notice at any time after the first 5 years. |
| Insurance | - Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services. |
| Condition | - Lessee to maintain and leave property in a clean and tidy condition. |

The Supervisor of Property & Insurance is of the opinion that the suggested rental of \$425.00 per month plus taxes represents market value.

RECOMMENDED that the lease of Lot A, Block F, D.L. 301 to Home Oil Distributors Limited be renewed subject to the aforementioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 451

I.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 13, 1975, at 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Neighbourhood Improvement Program: Kitsilano and Cedar Cottage: Cost Estimates for Implementation Stage

Council, on November 12, 1974, approved recommendations of the Standing Committee on Community Development of November 7, 1974 on 'Concept Plans' for the Neighbourhood Improvement Program in the Kitsilano and Cedar Cottage areas and requested the Province and Central Mortgage and Housing Corporation to make contributions towards costs of implementation. These plans and cost estimates were included in report of the Director of Planning, dated November 1, 1974. The Province and C.M.H.C. approved the City's requests and the City has received accountable advances representing a proportion of the senior governments' shares of the costs.

Submitted for the Committee's consideration was a Manager's Report dated January 31, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"The cost estimates included in the November 1 report were set out under general headings, indicative of the broad divisions of activity recommended, e.g. Housing, Social Facilities. For the required financial control and reporting of expenditures to the senior governments, it will be necessary to further subdivide these estimates into the categories required by C.M.H.C. These categories correspond generally with the relevant subsections of both the National Housing Act and the Agreement of December 7, 1973 between the Province and C.M.H.C.

The revised estimates are shown in the following table with the amounts included in the November 1, 1974 report on the 'Concept Plans' shown also for comparison.

It should be noted that amounts to be contributed by the senior governments are fixed. The municipal share of costs may vary depending on its choice between items for which the senior government contribution is 75% and those for which it is 37½%. The revised estimates now submitted make provision for a relatively small amount for items in this latter category, and hence the increase in the City's share, as shown in the table. The overall cost sharing (planning and implementation) based on these estimates is: Senior Governments 74%; City 26%.

Cont'd . . .

Standing Committee of Council
on Planning and Development
March 13, 1975

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REVISED COST ESTIMATES - IMPLEMENTATION STAGE

	Amounts included in Nov. 1/74 Report (Totals)	Total	Revised Estimates and Cost Sharing Senior Gov'ts	City
<u>KITSILANO</u>				
1. Resident Participation	-	4,800	3,600	1,200
2. Social and Rec. Facilities				
(a) Social	250,000	234,000	175,500	58,500
(b) Recreational	273,000	255,000	191,250	63,750
3. Land: Social Housing	584,000	533,200	399,900	133,300
4. Relocation	-	10,000	7,500	2,500
5. Administration	-	45,000	33,750	11,250
6. Services/Utilities	-	-	-	-
7. Land: Non-Conforming Use	-	50,000	18,750	31,250
8. Reserve Future Proposals	-	-	-	-
Totals:	1,107,000	1,132,000	830,250 ⁽²⁾	301,750
City Share of Costs:				
Approved by Council				276,750
Nov. 12/74				25,000
Additional now recommended				
<u>CEDAR COTTAGE</u>				
1. Resident Participation	-	4,800	3,600	1,200
2. Social and Rec. Facilities				
(a) Social	500,000	488,000	366,000	122,000
(b) Recreational	596,340	581,700	437,025	144,675
3. Land: Social Housing	500,000	488,000	366,000	122,000
4. Relocation	-	10,000	7,500	2,500
5. Administration	-	45,000	33,750	11,250
6. Services/Utilities	50,000	50,000	18,750	31,250
7. Land: Non-Conforming Use	-	50,000	18,750	31,250
8. Reserve: Future Proposals	-	-	-	-
Totals:	1,646,340	1,718,500	1,251,375	467,125
Furniture and Equipment	-	-	-	-
Site Office (non-shareable)	-	-	-	7,500
City Share of Costs:				474,625
Approved by Council				430,355
Nov. 12/74				44,270
Additional now recommended				

It should be noted that provision for the costs described above will result in some reductions in the amounts allocated for other elements as estimated in the report of November 1, 1974. However, as implementation proceeds, it may be possible to re-allocate some of the funds back to these major elements of the program."

Following a discussion on this report it was,

RECOMMENDED,

- A. THAT Council approve the more detailed cost estimates for the implementation stage of the Kitsilano and Cedar Cottage Neighbourhood Improvement Programs as outlined above.
- B. THAT Council approve the appropriation, from the \$1,000,000 allocation of Urban Renewal Funds previously approved for Neighbourhood Improvement Programs, of the following amounts, in place of the amounts approved by Council action of November 12, 1974, as the City's share of the costs of implementing the programs:

\$

Kitsilano: 301,750

Cedar Cottage: 474,625
- C. THAT the Province and Central Mortgage and Housing Corporation be requested to approve these cost estimates.
2. Cedar Cottage Neighbourhood Improvement Program -
Terms of Reference and On-Going Structure of Citizens' Committee

In June, 1974 a portion of Cedar Cottage was designated by City Council as one of two Neighbourhood Improvement Program areas for

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1974. On June 27, 1974, a Public Meeting was held in Cedar Cottage initiating N.I.P. "shoppinglist" of projects, developing, distributing, and tabulating a questionnaire and presenting proposals at two further Public Meetings. The Concept Plan that resulted from this effort was approved by Council on November 12, 1974.

The report establishing the above N.I.P. process in Cedar Cottage was approved by Council on July 30, 1974 and stated that:

"the Committee would be open-ended, and would disband upon the formation of a permanent Citizens' Committee that would deal with the Neighbourhood Improvement Program."

The Committee considered a Manager's Report dated March 3, 1975, regarding the above noted matter. This report stated in part:

"The Director of Planning reports as follows:

The terms of reference as presented here were worked out by the Ad Hoc Committee and the Planning Department and are intended to serve as guidelines to the Program, at least during the time the Planning Department maintains personnel in the Site Office. If the process continues to work well through this phase of the program then it may be continued throughout the duration of the program (i.e. until approximately June, 1977)."

During discussion it was noted that the terms of reference presented a clear and practical outline. The Cedar Cottage N.I.P. Committee was not restricted to a specific number of people. Mr. D. Sinclair, Local Area Planner, for Cedar Cottage, noted that getting citizen involvement with this Committee was difficult and, therefore, limiting the number of members would only weaken the present situation. Further, that the Committee was formed of a good geographical and economical mixture of people in the area which included representation from the three major organizations. Its homogeneous nature resulted in its success to date. Mr. Sinclair further noted that the Committee contained a core group, which along with the Planning Department, represented the consistent driving force of this Committee.

Following discussion it was,

RECOMMENDED,

- A. THAT the Cedar Cottage Neighbourhood Improvement Committee be encouraged to maintain their present representation; including the economic, ethnic, and geographic mixture of area residents.
- B. THAT the terms of reference as outlined on the attached Manager's Report dated March 3, 1975, be approved with the following changes:

- Term of Reference No. 2 - Development

The intent of the Neighbourhood Improvement Program is to stabilize as well as improve the neighbourhood. Hence, matters such as re-zonings, development permits, conditional uses, traffic and so on are of concern to the community and the committee. It is standard City practice to refer such matters to bona fide citizens' groups. The Committee will review current proposals as well as consider future actions and pass its comments to Council through the Planning Department and the Planning and Development Committee.*

*(Underlining indicates amendment.)

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- Term of Reference No. 3 (f)

The Planning and ^{*}Development Committee should have the continuing responsibility to ensure that an effective representative citizens' planning process is developed and continues to function.

*(Underlining indicates amendment.)

- C. THAT the continuing structure of the Cedar Cottage N.I.P. Committee as outlined on the attached Manager's Report dated March 3, 1975, be approved.

3. Downtown Zoning

On March 6, 1975, an informal meeting of the Standing Committee on Planning and Development and the Downtown Study Team was held to discuss downtown zoning.

Mr. D. Hickley of the Planning Department advised that the meeting ended with two general conclusions:

- a. That downtown zoning changes were required soon.
- b. Several issues related to this matter were not yet fully resolved.

Mr. G. Sixta, Consultant, submitted a policy summary and by-law proposals which he derived from the Report for Discussion prepared by the Downtown Study Team. These proposals touched on such items as current status, immediate implementation requirements, implications, ways of remedying the implications, Council decisions needed at this time, and work to be performed.

Mr. Sixta also submitted a Policy Catalogue, on file in the City Clerk's Office, outlining the regulatory and planning policies contained in the Report for Discussion. During discussion, Mr. Sixta noted that if the present 80% discretionary level was to be maintained a by-law could be produced very soon. However, if this discretionary level is to be changed and different character areas are to be implemented, considerable work would be involved and by-law production would take longer. He emphasized if the aspirations of the Downtown Study Team are to be realized the character area plans for 15 areas have to be established.

The Committee agreed that some method of controlling downtown growth was urgently required.

The Chairman suggested that the by-law **proposals** and the policy summary presented today be discussed at a special Council meeting.

The Planning Department presented several diagrams, maps, charts, etc., outlining downtown implementation projections into the future, and the major plan elements for the downtown by-law, immediate work program, outline of immediate changes proposed by the Zoning and Development By-law, and an outline of residential proposals in the downtown study area.

Mr. John Windsor of the Planning Department advised that in order to achieve a downtown work policy of 140,000 by 1986, downtown development would have to be reduced by approximately 2/3 of its present rate. It was also noted that guidelines could not be discussed until Council had decided whether or not any building in the downtown area would be allowable.

The City Manager emphasized the importance of Social Planning and Engineering Department input into the whole matter of downtown

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zoning. Once this input has been reviewed, a skeleton by-law should be drawn up to be considered by Council in conjunction with the policy summary and by-law proposals.

It was noted that the economic consultant would be reporting back by the end of March.

RECOMMENDED,

- A. THAT Council hold a Special meeting to discuss the by-law proposals and the policy summary as submitted today by Mr. Sixta, and a skeleton by-law relating to the downtown plan.
- B. THAT the by-law be changed to encourage residential accommodation in the downtown area.

4. Future of Temporary Staff on Downtown Study Team

The Committee considered a Manager's Report dated March 5, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"The Director of Planning reports as follows:

'In June, 1973, three temporary staff positions were approved to assist the Downtown Study Team with their heavy work schedule. After receiving a report recommending that these positions be made permanent, City Council, in December 1974, extended the term of employment to March 31, 1975.

The workload of the Downtown Study Team has increased over the past months partly as a result of the proposed zoning change. Furthermore, as reported to the Standing Committee on Planning and Development on January 30, 1975, the work program is behind schedule. If the work is to proceed, the three temporary staff positions should now either be extended or made permanent."

Following brief discussion of this report, it was,

RECOMMENDED,

THAT the matter of temporary staff for the Downtown Study Team be referred to the City Manager for report to Council when Council considers the by-law proposals and policy summary related to the Downtown Zoning By-law.

The meeting adjourned at approximately 5:40 p.m.

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